

PARCEL MAP NO. 37-189

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE SW 1/4, SECTION 9, TOWNSHIP 5 SOUTH, RANGE 33 EAST, M.D.B.M.,
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF MONO, STATE OF CALIFORNIA.

SUPPLEMENTAL SHEET

1. FUTURE RESIDENTIAL DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN.
2. THE PROJECT, AS WELL AS FUTURE DEVELOPMENT, SHALL COMPLY WITH FIRE-SAFE REGULATONS (MONO COUNTY GENERAL PLAN LAND USE ELEMENT), SECTION VI, LAND DEVELOPMENT REGULATIONS, CHAPTER 22) PERTAINING TO EMERGENCY ACCESS, SIGNING AND BULDING NUMBERING, EMERGENCY WATER SUPPLIES AND VEGETATION MODIFICATION.
3. ALL WOOD-BURNING DEVICES INSTALLED IN THE PROJECT SHALL BE PHASE II EPA CERTIFIED, IN CONFORMANCE WITH THE MONO COUNTY GENERAL PLAN (CONSERVATION / OPEN SPACE ELEMENT, PUBLIC HEALTH AND SAFETY POLICIES, OBJECTIVE A, ACTION 6.1).
4. THE APPLICANT AND/OR HIS CONTRACTOR SHALL STOP WORK AND NOTIFY THE COUNTY AND LOCAL NATIVE AMERICAN TRIBAL CONTACTS IF ARCHAEOLOGICAL EVIDENDE AND / OR HUMAN REMAINS OR UNMARKED CEMETERIES ARE ENCOUNTERED DURING GROUND-DISTURBING ACTIVITIES. NO DISTURBANCE OF SUCH A SITE SHALL BE PERMITTED UNTIL SUCH TIME AS THE APPLICANT HIRES A CERTIFIED ARCHAEOLOGIST AND AN ARCHAEOLOGICAL SURVEY THAT IDENTIFIES ACCEPTABLE SITE MITIGATION MEASURES IS FILED WITH THE COUNTY PLANNING DIVISION. NATIVE AMERICAN MONITORS SHALL BE ON SITE DURING THE ARCHAEOLOGICAL SURVEY TO ENSURE THE PROPER IDENTIFICATION AND CARE OF CULTURAL RESOURCES. THE DISPOSITION OF ANY RECOVERED ARTIFACTS SHALL BE MADE IN CONSULTATION WITH LOCAL TRIBAL CONTACTS. IN THE EVENT OF THE ACCIDENTAL DISCOVERY OF HUMAN REMAINS, HEALTH AND SAFETY CODE SECTION 7050.5, PUBLIC RESOURCES CODE SECTION 5097.98, AND CEQA GUIDELINES SECTION 15064.5 (D) SHALL BE CONSULTED FOR THE PROPER PROCEDURE TO FOLLOW.
5. CONSTRUCTION SHALL BE LIMITED TO DAYLIGHT HOURS (OR PER MONO COUNTY CODE 1308.290, WHICHEVER IS MORE RESTRICTIVE) IN ACCORDANCE WITH MONO COUNTY CODE CHAPTER 10.16 (NOISE REGULATION) IN ORDER TO MINIMIZE IMPACTS TO NOCTURNAL RESIDENT WILDLIFE SPECIES.
6. NOISE LEVELS DURING CONTRUCTION SHALL BE KEPT TO A MINIMUM BY EQUIPING ALL ON-SITE EQUIPMENT WITH NOISE-ATTENUATION DEVICES AND BY COMPLIANCE WITH ALL REQUIREMENT OF MONO COUNTY CODE CHAPTER 10.16 (NOISE REGULATION).
7. DOGS BELONGING TO INDIVIDUALS INVOLVED IN CONSTRUCTION ACTIVITIES SHALL BE PROHIBITED IN THE PROJECT AREA DURING CONSTRUCTION PHASES OR UNDER THE OWNER'S COMPLETE CONTROL AT ALL TIMES.
8. DURING ALL PHASES OF CONSTRUCTION, EROSION-CONTROL MEASURES SHALL BE APPLIED TO DISTURBED AREAS AND SHALL INCLUDE THE USE OF BEST MANAGMENT PRACTICES SUCH AS PLACEMENT OF FIBER BLANKETS, FIBER ROLLS, FILTER FENCING, OR SIMILAR METHODS. REMOVED TOPSOIL SHALL BE STOCKPILED AND REPLACED OVER DISTURBED AREAS AT, OR PRIOR TO, THE COMPLETION OF CONSTRUCTION. REVEGETATION OF DISTURBED AREAS SHALL OCCUR AS SOON AS PRACTICAL FOLLOWING CONSTRUCTION AND THE USE OF STABILIZATION MATERIAL OR LANDSCAPING SHALL BE REQUIRED TO REDUCE IMPACTS RELATED TO EROSION. USE OF NATIVE SEED AND/OR NATIVE PLANTS GROWN FROM SEEDS OR SEEDLINGS OBTAINED FROM LOCAL NATIVE STOCK IS ENCOURAGED. REVEGETATED AREAS SHALL BE IRRIGATED AS NECESSARY TO ESTABLISH THE PLANTS.
9. TO PREVENT WIND EROSION AND PUBLIC NUISANCE CREATED BY DUST, PROPERTY OWNERS SHALL REFRAIN FROM CLEARING NATIVE VEGETATION EXCEPT AS NECESSARY FOR IMPENDING OR SAME-YEAR CONSTRUCTION.
10. FOR ALL PHASES OR SUBDIVISION AND PARCEL DEVELOPMENT, CONTROLS SHALL BE INSTITUTED TO REDUCE THE IMPACT OF DUST. SUCH CONTROLS ARE TO INCLUDE WATERING AND MULCHING OF DISTURBED AREAS OR BY OTHER APPROVED METHODS. INITIATION OF REVEGETATION EFFORTS SHOULD COMMENCE AS SOON AS PRACTICAL AFTER CONSTRUCTION.
11. GRADING PERMITS SHALL BE REQUIRED AS SPECIFIED IN MONO COUNTY CODE SECTION 13.08.030, ET SEQ. ACTIVITIES REQUIRING A GRADING PERMIT INCLUDE, BUT ARE NOT LIMITED TO, LAND CLEARING AND GRADING ACTIVITIES THAT CLEAR MORE THAN 10,000 SQUARE FEET, RESULT IN CUTS GREATER THAN 4 FEET OR FILL GREATER THAN 3 FEET, OR INVOLVE MORE THAN 200 CUBIC YARDS OF CUT OR FILL. CONSTRUCTION RESULTING IN THE ALTERATION OF A DRAINAGE COURSE ALSO REQUIRES A GRADING PERMIT.
12. DRAINAGE AND EROSION-CONTROL PLANS SHALL BE REQUIRED OF RESIDENTIAL CONSTRUCTION AND ANY PERMITS REQUIRED BY LAHONTAN INVOLVING MORE THAN 5,000 SQUARE FEET OF PAD AREA DISTURBED, INCLUDING SECONDARY OR ACCESSORY STRUCTURES ON ANY ONE PARCEL, AT ANY ONE TIME. DRAINAGE AND EROSION-CONTROL PLANS SHALL ALSO BE REQUIRED FOR CONSTRUCTION ON ANY ONE PARCEL THAT CUMMULATIVELY EXCEEDS 10,000 SQUARE FEET. IF PLANS ARE REQUIRED, PLANS WILL BE DEVELOPED BY THE INDIVIDUAL PROJECT APPLICANT WITH REVIEW AND CONCURRENCE BY THE MONO COUNTY DEPARTMENT OF PUBLIC WORKS, COMMUNITY DEVELOPMENT DEPARTMENT / BUILDING DIVISION, AND APPLICABLE FEDERAL AND / OR STATE AGENCIES.
13. WHEN USED, LIQUEFIED PETROLEUM GAS (LPG) SHALL BE INSTALLED ACCORDING TO ALL APPLICABLE CODES AND MONO COUNTY CODE 15.04.056.
14. THE DEVELOPER SHALL INFORM FUTURE OWNERS AND DEVELOPERS OF PROJECT MITIGATION MEASURES AS A MEANS OF REDUCING OR ELIMINATING DEVELOPMENT IMPACTS TO LESS-THAN-SIGNIFICANT LEVELS. THESE MINIMUM DEVELOPMENT STANDARDS SHALL BE CROSS-REFERENCED TO MAP CONDITIONS RECORDED BY THE COUNTY BY NOTATION ON A SUPPLEMENTAL SHEET OF THE PARCEL MAP, BUT SHALL ALSO BE INCLUDED IN PROJECT CC&R's IF DEVELOPED.
 - A. CONSTRUCTION ACTIVITIES SHALL TAKE PLACE ONLY DURING DAYLIGHT HOURS OR PER MONO COUNTY CODE 13.08.290, WHICHEVER IS MORE RESTRICTIVE.
 - B. NOISE LEVELS SHALL BE IN CONFORMITY WITH MONO COUNTY NOISE STANDARDS. CONSTRUCTION EQUIPMENT SHALL BE ADEQUATELY MUFFLED.
 - C. HOMEOWNERS' DOGS SHALL BE RESTRAINED BY LEASHES OR CONTAINED WITHIN FENCED AREAS OR YARDS.
 - D. DOGS BELONGING TO CONSTRUCTION WORKERS SHALL BE PROHIBITED IN THE PROJECT AREA DURING CONSTRUCTION, OR BE UNDER THE OWNER'S COMPLETE CONTROL AT ALL TIMES.
 - E. VEGETATION REMOVAL SHOULD BE LIMITED TO DISTURBANCE NECESSARY FOR CONSTRUCTION OF RESIDENCES, ACCESSORY BUILDINGS, DRIVEWAYS, WALKWAYS, CORRALS, AND LANDSCAPING.
 - F. HOMEOWNERS SHALL PROVIDE EROSION-CONTROL MEASURES FOR DISTRUBED AREAS DURING AND FOLLOWING CONSTRUCTION. TOPSOIL SHALL BE STOCKPILED AT THE CONSTRUCTION SITE AND REDISTRIBUTED OVER DISTURBED AREAS AS SOON AS PRACTICAL FOLLOWING COMPLETION OF CONSTRUCTION.
 - G. CONTROL OF DUST DURING ANY CONSTRUCTION AND / OR LAND-CLEARING ACTIVITIES SHALL BE REQUIRED USING WATERING, MULCHING, OR OTHER EROSION-CONTROL METHODS AS NECESSARY.
 - H. HOMEOWNERS SHALL AIM, SHIELD AND DIRECT LIGHTING DOWNWARD TO REDUCE GLARE.
 - I. FUTURE DEVELOPMENT PROJECTS SHALL COMPLY WITH VISUAL RESOURCES REQUIREMENTS OF THE MONO COUNTY GENERAL PLAN, CONSERVATION AND OPEN SPACE ELEMENT.
15. A MINIMUM 100-FOOT HORIZONTAL SETBACK SHALL BE PROVIDED FROM ANY LIVESTOCK FACILITY (CORRALS, ETC.) AND ANIMAL OR FOWL ENCLOSURES TO ANY WELL.
16. DOMESTIC ANIMALS SHALL BE RESTRAINED AT ALL TIMES, EITHER THROUGH THE USE OF LEASHES OR PRIVATE FENCED AREAS. NO ANIMAL SHALL BE ALLOWED TO BE FREE ROAMING. HORSES AND OTHER GRAZING ANIMALS SHALL BE PENNED OR TETHERED.
17. FUTURE RESIDENTIAL DEVELOPMENT SHOULD NOT DOMINATE THE NATURAL ENVIRONMENT AND SHOULD COMPLEMENT EXISTING RURAL CHARACTER. THE SITING OF A PROJECT AND THE SCALE, DESIGN, COLOR AND BUILDING MATERIALS FOR STRUCTURES AND FENCES SHALL HARMONIZE WITH EXISTING DEVELOPMENT IN THE AREA, THE SURROUNDING NATURAL ENVIRONMENT, AND ON-SITE TOPOGRAPHY. THE FOLLOWING DESIGN GUIDELINES ARE ENCOURAGED FOR ALL DEVELOPMENT:
 - A. BUILDING AREAS FOR EACH LOT SHALL BE SELECTED TO REFLECT SENSITIVITY TO ON-SITE TOPOGRAPHY AND POTENTIAL VISUAL OBSTRUCTIONS.
 - B. ROOFING MATERIALS SHALL BE NON-REFLECTIVE AND SHALL BE IN A NATURAL COLOR AND / OR MUTED TONES (E.G. TAN, BROWN, DARK GREEN, OR SIMILAR COLORS).
 - C. BRIGHT COLORS OR REFLECTIVE MATERIALS SHALL NOT BE USED FOR ANY COMPONENT OF ANY STRUCTURE.
 - D. SIDING MATERIALS SHALL HAVE NATURAL APPEARANCE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT. THE USE OF INDIGENOUS ROCK SHALL BE ENCOURAGED.
 - E. SIDING MATERIALS SHALL BE STAINED, PAINTED OR OTHERWISE FINISHED IN MUTED EARTH TONES IN ORDER TO BLEND INTO THE SURROUNDING ENVIRONMENT.
 - F. COLORS AND MATERIALS FOR FENCES SHALL BE MUTED AND SHALL BLEND WITH THE SURROUNDING NATURAL ENVIRONMENT.
18. EXTERIOR LIGHTING ON INDIVIDUAL LOTS SHALL BE DESIGNED AND MAINTAINED TO MINIMIZE THE EFFECTS OF LIGHTING ON THE SURROUNDING ENVIRONMENT PER CHAPTER 23 OF THE GENERAL PLAN LAND USE ELEMENT. EXTERIOR LIGHTING SHALL BE LIMITED TO THAT NECESSARY FOR HEALTH AND SAFETY PURPOSES. FIXTURES SHALL HAVE A MAXIMUM OUTPUT OF 600 LUMENS (EQUIVALENT TO ONE 40-WATT INCANDESCENT BULB) OR LESS AND SHALL BE PARTIALLY OR TOTALLY SHIELDED USING A SOLID OR SEMI-TRANSLUCENT BARRIER, PROVIDED THAT THE LAMP IS NOT VISIBLE FROM OFF SITE, NO DIRECT GLARE IS PRODUCED, AND THE FIXTURE HAS AN OPAQUE TOP TO KEEP LIGHT FROM SHINING DIRECTLY UP, E.G., A LOW-OUTPUT-STYLE WALL PACK. ABOVE 40 WATTS REQUIRES FULL OPAQUE TOP AND ALL SIDE COVERAGE WITH RECESSED BULB IN THE INSIDE AND NOT VISIBLE OFF SITE OR FROM PERPENDICULAR ANGLE. FLOODLIGHTS THAT DO NOT MEET THE DEFINITION OF "FULL-CUTOFF" MAY BE USED IF PERMANENTLY DIRECTED DOWNWARD, IF NO LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE, AND IF FITTED WITH EXTERNAL SHIELDING TO PREVENT GLARE AND OFF-SITE LIGHT TRESPASS. UNSHIELDED FLOOTLIGHTS ARE PROHIBITED. IN NO EVENT SHALL A LIGHTING DEVICE BE PLACED OR DIRECTED SO AS TO PERMIT LIGHT TO FALL UPON A PUBLIC STREET OF ADJACENT PROPERTY.
19. LANDSCAPING SHALL BE USED TO MINIMIZE POTENTIAL VISUAL IMPACTS RESULTING FROM DEVELOPMENT. THE FOLLOWING LANDSCAPING GUIDELINES SHALL APPLY TO ALL DEVELOPMENT:
 - A. LANDSCAPING SHALL BE USED TO MINIMIZE OR REDUCE POTENTIAL VISUAL IMPACTS RESULTING FROM DEVELOPMENT.
 - B. THE FOLLOWING ELEMENTS SHALL BE SHIELDED USING LANDSCAPING: WELL FACILITIES, TRASH RECEPTACLES, PROPANE TANKS, AND OUT-BUILDING STRUCTURES. WELL-SITE FACILITIES, TRASH RECEPTACLES AND PROPANE TANKS MAY ALSO BE SHIELDED WITH FENCING AND / OR BERMS.
 - C. DROUGHT-RESISTANT LANDSCAPING (PLANTING, SOIL PREPERATION AND LOW WATER USE IRRIGATION SYSTEMS, ETC.) SHALL BE REQUIRED. DRIP IRRIGATION SYSTEMS SHALL BE ENCOURAGED.
 - D. USE OF NATIVE, INDIGENOUS SPECIES SHALL BE ENCOURAGED.
 - E. THE USE OF LARGER PLANTING STOCK IS ENCOURAGED TO ACCELERATE THE PROCESS OF VISUAL SCREENING.
 - F. YOUNG PLANTS SHALL BE PROTECTED FROM DEER AND RODENTS UNTIL THEY ARE ESTABLISHED (E.G., A 5-FOOT WIRE FENCE OR VEXAR TUBING HAS BEEN FOUND TO WORK WELL TO PROTECT SEEDLINGS FROM DEER).
36. FURTHER SUBDIVISION, BY THE DøFLYER'S OR THEIR AGENT, KNOW AS QUARTERING, IS PROHIBITED UNDER SUBDIVISION MAP ACT. GOV'T CODE SECTION 66499.31. FURTHER SUBDIVISION OF ANY OF THESE PARCELS BY THE DøFLYER'S WILL ONLY BE ALLOWED THROUGH THE TRACT MAP PROCESS.